

AVAILABLE FOR SALE/LEASE
±11,655 SF CONTRACTOR STORAGE LOT

731

ROCK SPRINGS ROAD
ESCONDIDO, CA 92025



ALEX JIZE, SIOR

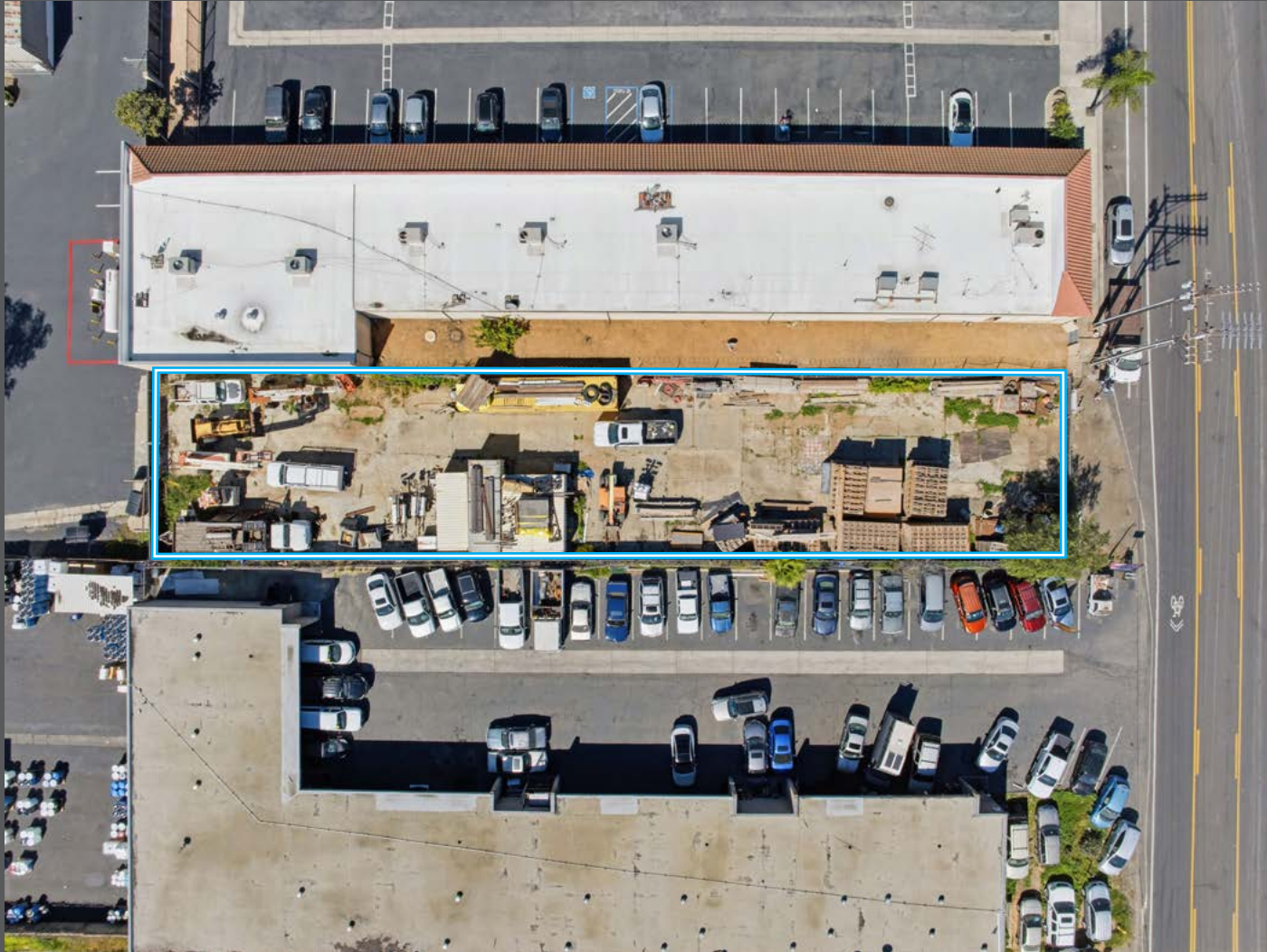
Vice President | Lic. #01947389
858.458.3361 | ajize@voitco.com

DAVID SANTOS

Senior Associate | Lic. #02136273
858.458.3330 | dsantos@voitco.com

Voit

REAL ESTATE SERVICES



PROPERTY DETAILS



±11,655 SF

±0.27 AC

LAND PARCEL SIZE



M1

LIGHT INDUSTRIAL

ZONING

ALLOWS FOR A WIDE VARIETY OF HEAVY METAL
INDUSTRIAL USES:

HEAVY CONSTRUCTION EQUIPMENT STORAGE,
EQUIPMENT SALES & LEASING, & BUILDING
MATERIALS STORAGE



\$0.45 + NNN
PER LAND SF

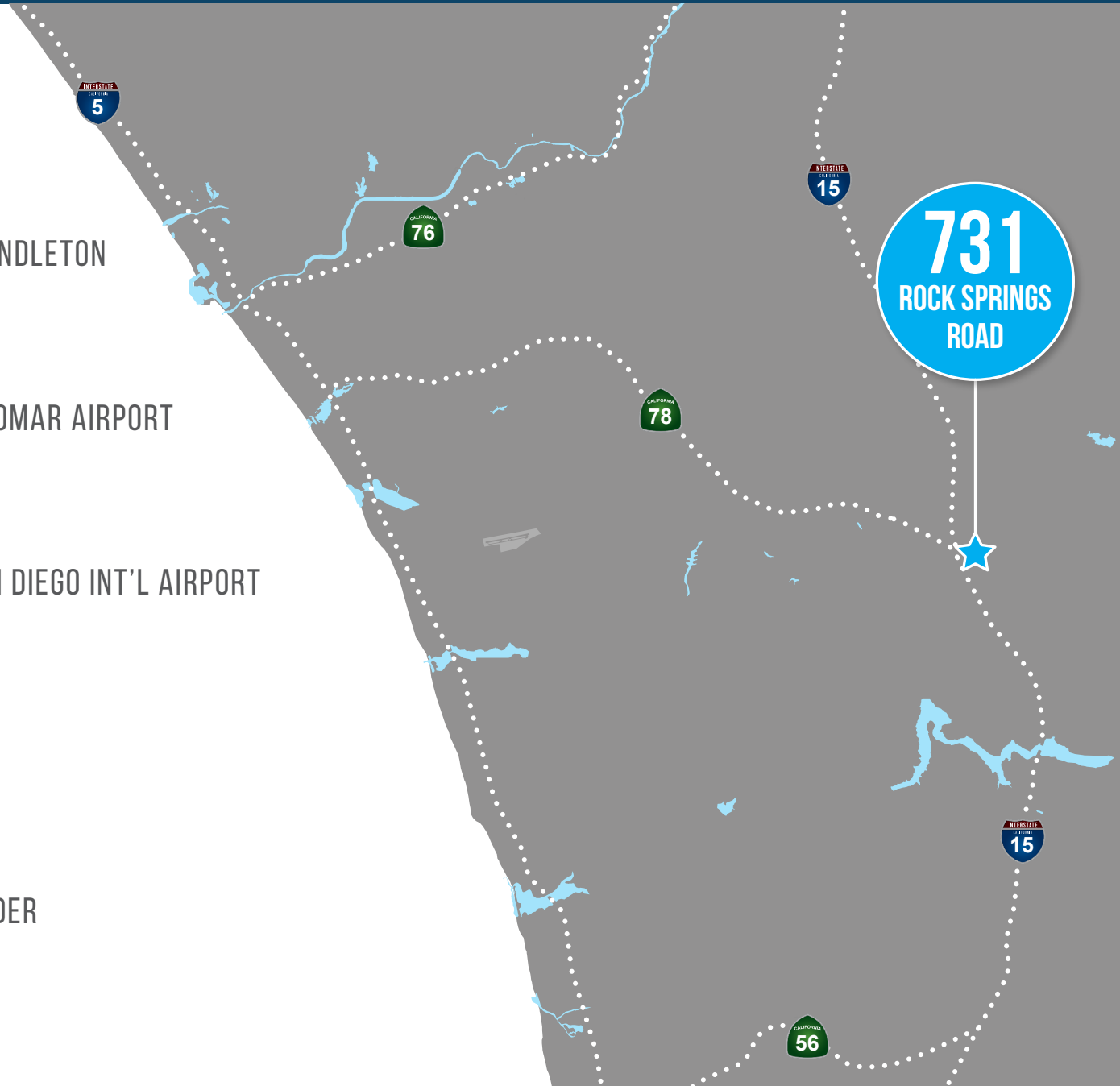
LEASE RATE

CONTACT BROKER

SALE PRICE

DRIVE TIMES MAP

- 25** MINUTES TO: USMC - CAMP PENDLETON
- 25** MINUTES TO: MCCLELLAN PALOMAR AIRPORT
- 38** MINUTES TO: DOWNTOWN/SAN DIEGO INT'L AIRPORT
- 43** MINUTES TO: ORANGE COUNTY
- 60** MINUTES TO: US/MEXICO BORDER



731

ROCK SPRINGS ROAD
ESCONDIDO, CA 92025



FOR MORE INFORMATION, PLEASE CONTACT:

ALEX JIZE, SIOR

Vice President | Lic. #01947389
858.458.3361 | ajize@voitco.com

DAVID SANTOS

Senior Associate | Lic. #02136273
858.458.3330 | dsantos@voitco.com

Voit
REAL ESTATE SERVICES

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 | 858.453.0505 | 858.408.3976 Fax | Lic. #01991785 | WWW.VOITCO.COM

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.